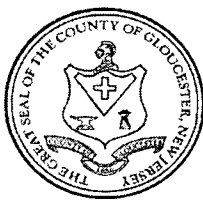


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213-36077

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2018 00008867*  Docket: 00008867 Type:DEE Pages:6 James N. Hogan, Gloucester County Clerk Receipt#:732673 02:09:01P Mar 09, 2018 Recording Fee: 90.00 DB 5830 115
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 275,000.00 Tax/Code: S County: 275.00 State : 687.50 NJAHTF: 187.50 PHPFA : 137.50 EAA : 232.50 GenFur: .00 C)*1M : .00 REALTY TOTAL: 1,520.00
Date of Document: February 23, 2018	Type of Document: DEED
First Party Name: Andrew N. Sole, III, Individually and as Executor of the Estate of Patricia W. Sole, deceased	Second Party Name: John J. Sheehan Jr. and Lyndi R. Sheehan
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block:66.02	Lot: 8
Municipality: Wenonah	
Consideration: \$275,000.00	
Mailing Address of Grantee: 417 Dickinson Road, Glassboro, NJ 08028	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original B	Original Page:
Please Do not Publish in News Paper	
	RECORDING DATA PAGE
	rom the original document as it on and is part of the permanent record.

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RECORD & RETURN TO:
FOUNDATION TITLE, LLC
57 EUCLID STREET
WOODBURY, NJ 08096
(609) 853-0083

BARGAIN AND SALE DEED

Prepared by: **GARY W. STUHLTRAGER, ESQ.**

Date This Deed is made on 2/23, 2018 between

Parties Grantor: **ANDREW N. SOLE, III, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF PATRICIA W. SOLE**
9 Lenape Trail, Wenonah NJ 08090

and

Grantee: **JOHN J. SHEEHAN, JR. AND LYNDI R. SHEEHAN**
417 Dickinson Road, Glassboro, NJ 08028

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

Consideration In return for the payment to them of **TWO HUNDRED SEVENTY- FIVE THOUSAND DOLLARS (\$275,000.00)**

Conveyance The Grantor grants and conveys to the Grantee all of the land located in the **BOROUGH** of **WENONAH**, County of **GLOUCESTER** and State of **NEW JERSEY**, specifically described as follows:

Description of Land

BEGINNING at a point in the Southeasterly line of Lenape Trail, distant 432.07 feet Northeastwardly measured along the curved and tangent East and Southeasterly line thereof from the Northerly end of the curve connecting same with the Northerly line of Mohawk Drive said connecting curve having a radius of 20 feet said beginning point being in the division line between Lots 7 and 8, Block 66 A on plan hereinafter mentioned and extending; thence

(1) North 28 degrees 05 minutes 46 East along the Southeasterly line of Lenape Trail 95 feet to a point in the division line between Lots 8 and 9, Block 66 A said plan; said point being also the center line of a 15 foot wide utility easement; thence

(2) South 71 degrees 22 minutes 19 seconds East along the last mentioned line and the center line of said easement 128.03 feet to a point in the Westerly line of Lot 14; thence

(3) South 0 degrees 55 minutes 06 seconds West partly along Lot 14, and partly along the line of Lot 15, said plan 130.46 feet to a point in the aforesaid division line between Lots 7 and 8 Block 66 A said plan; thence

(4) North 61 degrees 54 minutes 14 seconds West along same 185.87 feet to

2-1336077



SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Andrew N. Sole, III, Individually

Current Resident Address:

Street: 9 Lenape Trail

City, Town, Post Office

Wenonah

State

NJ

Zip Code

08090-2004

PROPERTY INFORMATION

Block(s)

66.02

Lot(s)

8

Qualifier

Street Address:

9 Lenape Trl

City, Town, Post Office

Wenonah

State

NJ

Zip Code

08090-2004

Seller's Percentage of Consideration
Ownership

0%

\$275,000.00

Owner's Share of Consideration

\$ 0

Closing Date

February 23, 2018

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-Residents)

1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
 - ☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I further declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

2/23/2018

Date

Andrew N. Sole, III, Individually and as Executor of the Estate of Patricia W. Sole, deceased

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact



State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

ANDREW N. SOLE, III,

AS EXECUTOR OF THE ESTATE OF PATRICIA W. SOLE

Current Street Address

9 LENAPE TRAIL

WENONAH

NEW JERSEY

08090

City, Town, Post Office Box

State

Zip Code

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

66.02

8

Street Address

9 LENAPE TRAIL

City, Town, Post Office Box

WENONAH

State

NJ

Zip Code

08090

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$275,000.00

\$275,000.00

2/23/18

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
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SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

2/23/2018
Date
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

the place of beginning.

BEING the same land and premises which became vested in Andrew N. Sole, Jr., and Patricia W. Sole, his wife, by deed from Donald W. Armour and Nancy F. Armour, his wife, dated August 13, 1970, recorded August 24, 1970 in the Gloucester County Clerk's Office in Deed Book 1187, Page 1150.

The said Andrew N. Sole, Jr., departed this life on May 3, 2013 whereupon title became vested in Patricia W. Sole as surviving tenant by the Entirety.

The said Patricia W. Sole died testate on July 10, 2017 a resident of Gloucester County. Under her Last Will and Testament duly probated in the Gloucester County Surrogate's Office Docket #17-01134. She devised her residuary estate to her son, Andrew N. Sole, III.

The said Andrew N. Sole, III qualified as Executor; Letters Testamentary having been issued on July 21, 2017.

**Municipal Lot
and Block**

The land is now designated as **Lot 8, Block 66.02** on the municipal tax map.

**Covenant as to
Grantor's Acts**

The Grantor covenants that the Grantor has done no act to encumber the land.

**Receipt of
Consideration**

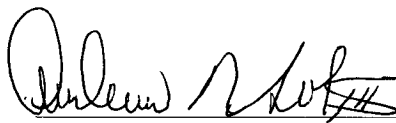
The Grantor has received the full payment from the Grantee.

**Signature of
Grantor**

The Grantor signs this Deed on the first date above.

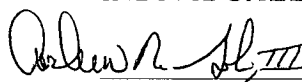
Signed, sealed and delivered in
the presence of or attested by:





ANDREW N. SOLE, III
INDIVIDUALLY

Seller

 EXECUTOR OF THE ESTATE OF
ANDREW N. SOLE, III
EXECUTOR OF THE ESTATE OF PATRICIA W. SOLE
PATRICIA W. SOLE

Seller

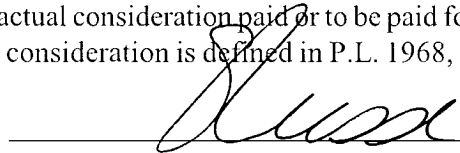
CERTIFICATION OF ACKNOWLEDGMENT BY INDIVIDUAL

State of New Jersey, County of Gloucester

I am a Notary Public, an officer authorized to take acknowledgments and proofs in this State. I sign this acknowledgment below to certify that it was made before me.

On 2/23, 2018, ANDREW N. SOLE, III, personally appeared before me. (If more than one person appeared, the words "this person" shall include all persons named who appeared before the officer and made this acknowledgment). I am satisfied that this person is the person named in and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the uses and purposes expressed in this Deed.

This person also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, c.49, Section 1(c)), is **\$275,000.00**.



SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2018